HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Victoria CMA

Date Released: February 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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- Timely insights
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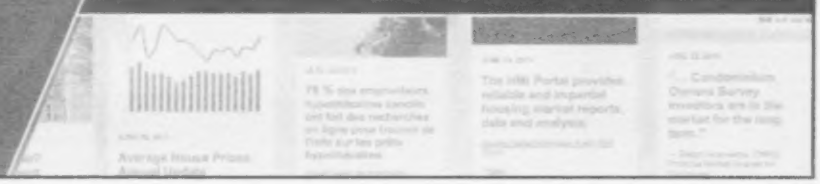
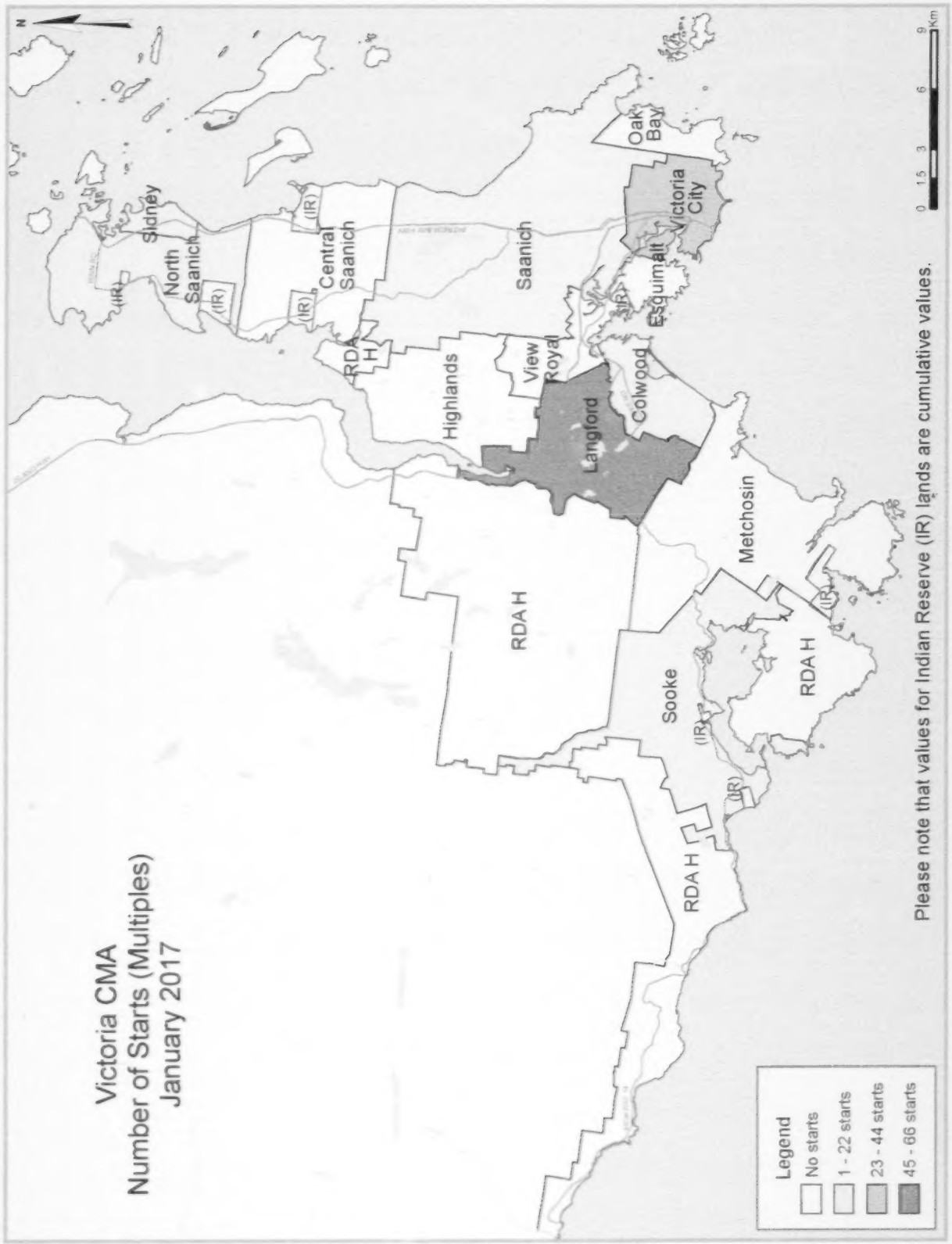
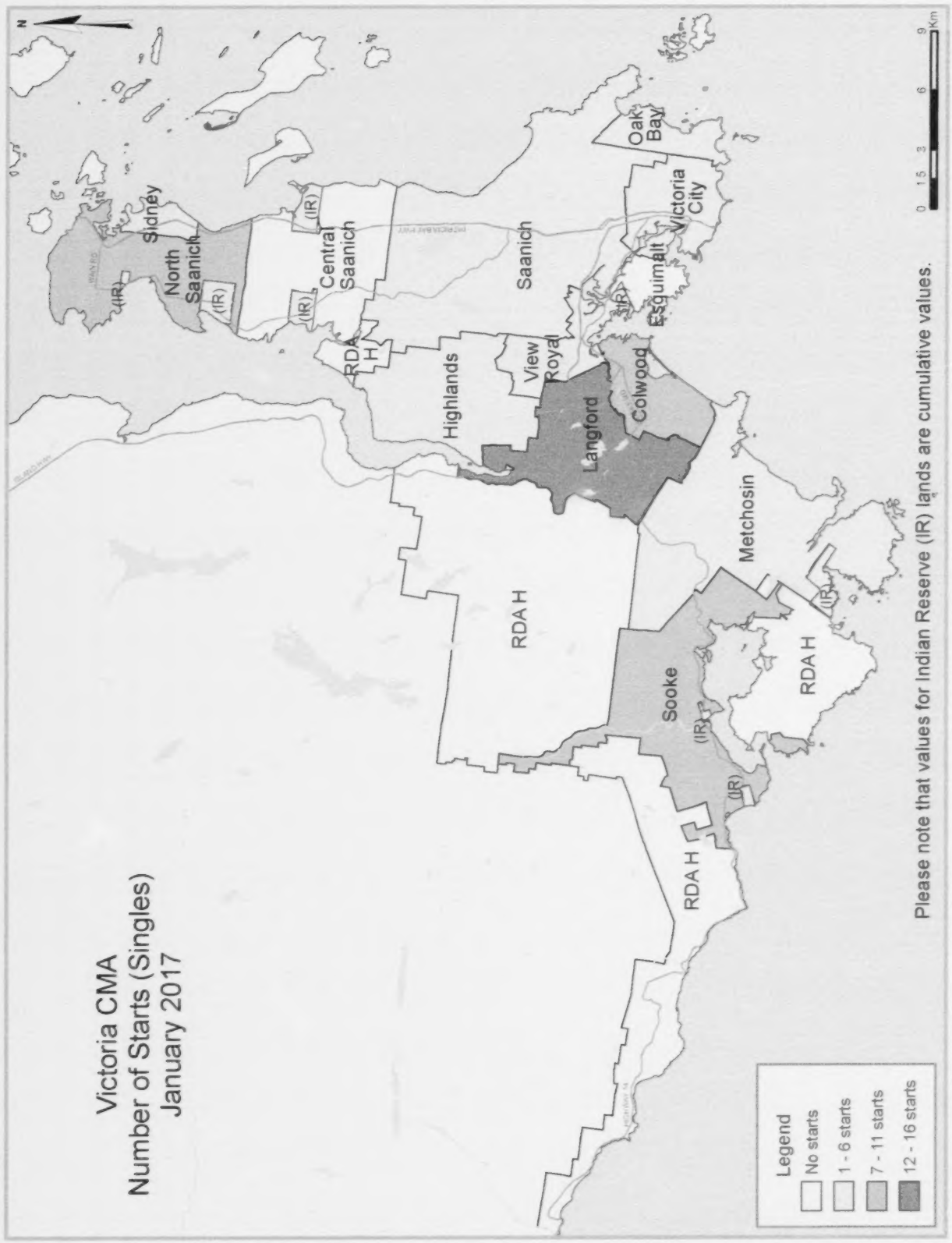
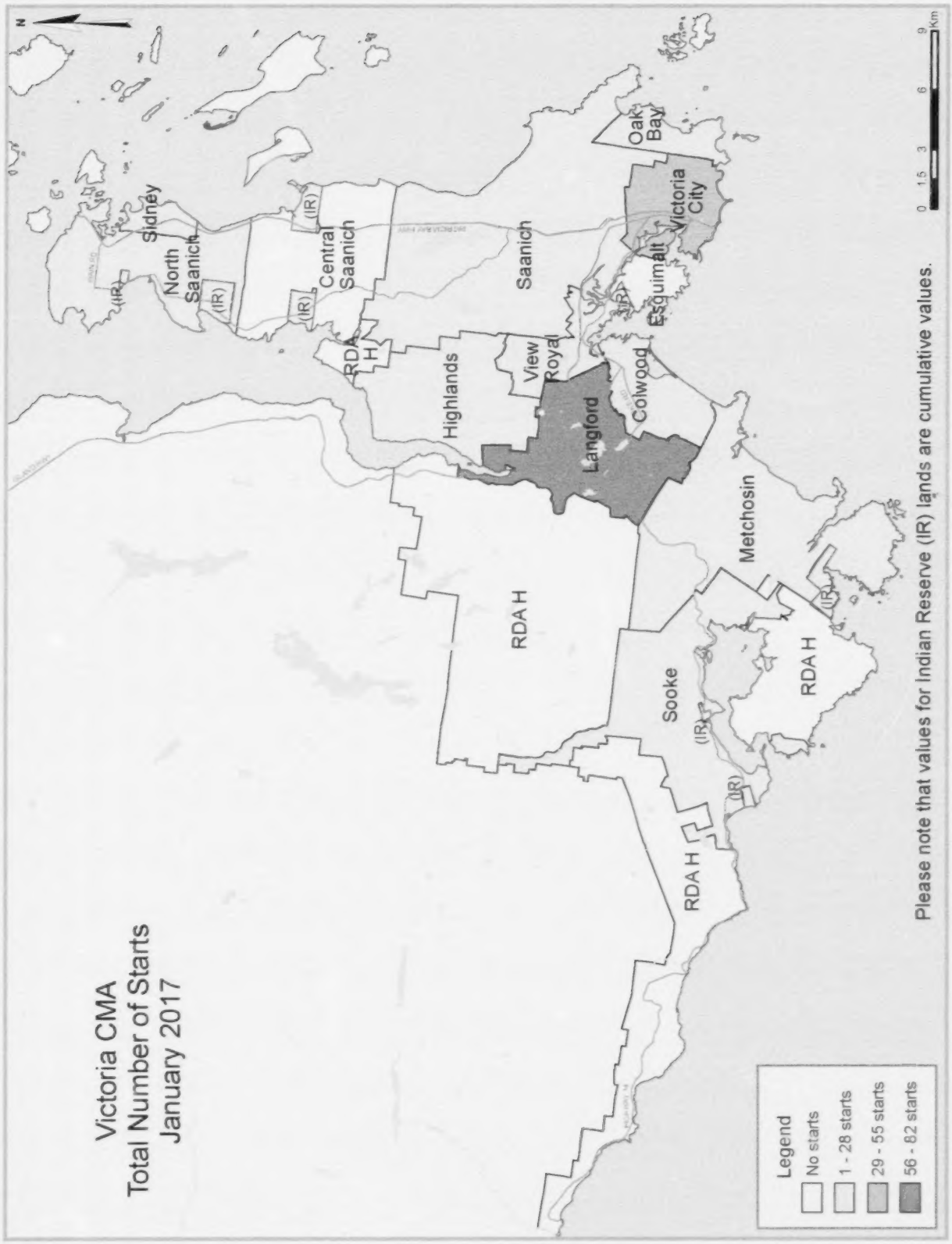



Victoria CMA
Number of Starts (Multiples)
January 2017
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 22 starts
23 - 44 starts
45 - 66 starts
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Highlands
Colwood
Langford
Metchosin
Sooke
RDA H
(IR)
0 1.5 3 6 9 Km


Victoria CMA
Number of Starts (Singles)
January 2017
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 6 starts
7 - 11 starts
12 - 16 starts
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Highlands
Colwood
Langford
Metchosin
Sooke
RDA H
(IR)
0 1.5 3 6 9 Km


Victoria CMA
Total Number of Starts
January 2017
Legend
No starts
1 - 28 starts
29 - 55 starts
56 - 82 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km
N
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Colwood
Langford
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Sooke
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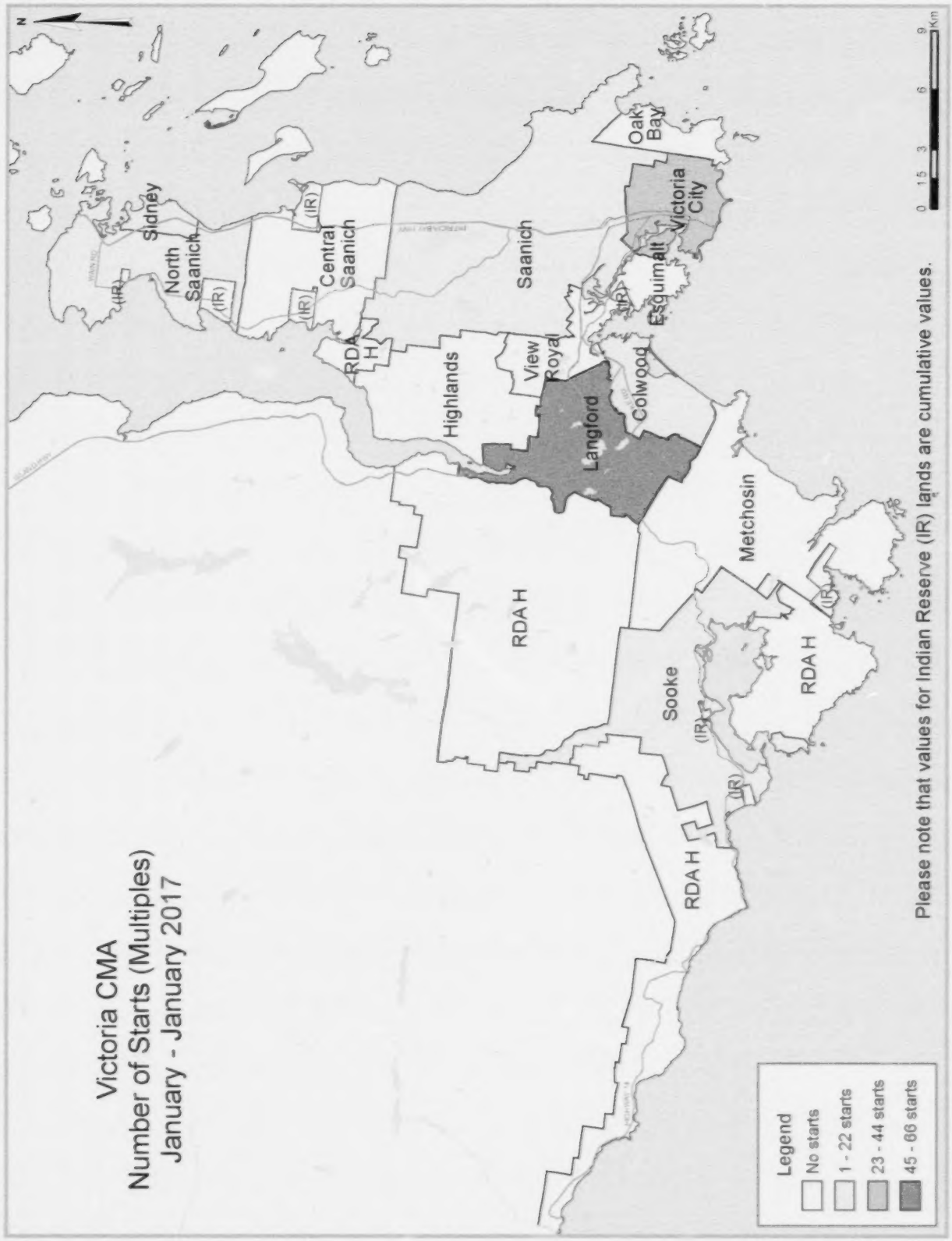
Victoria CMA
Number of Starts (Multiples)
January - January 2017
Legend
No starts
1 - 22 starts
23 - 44 starts
45 - 86 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km
N
Sidney
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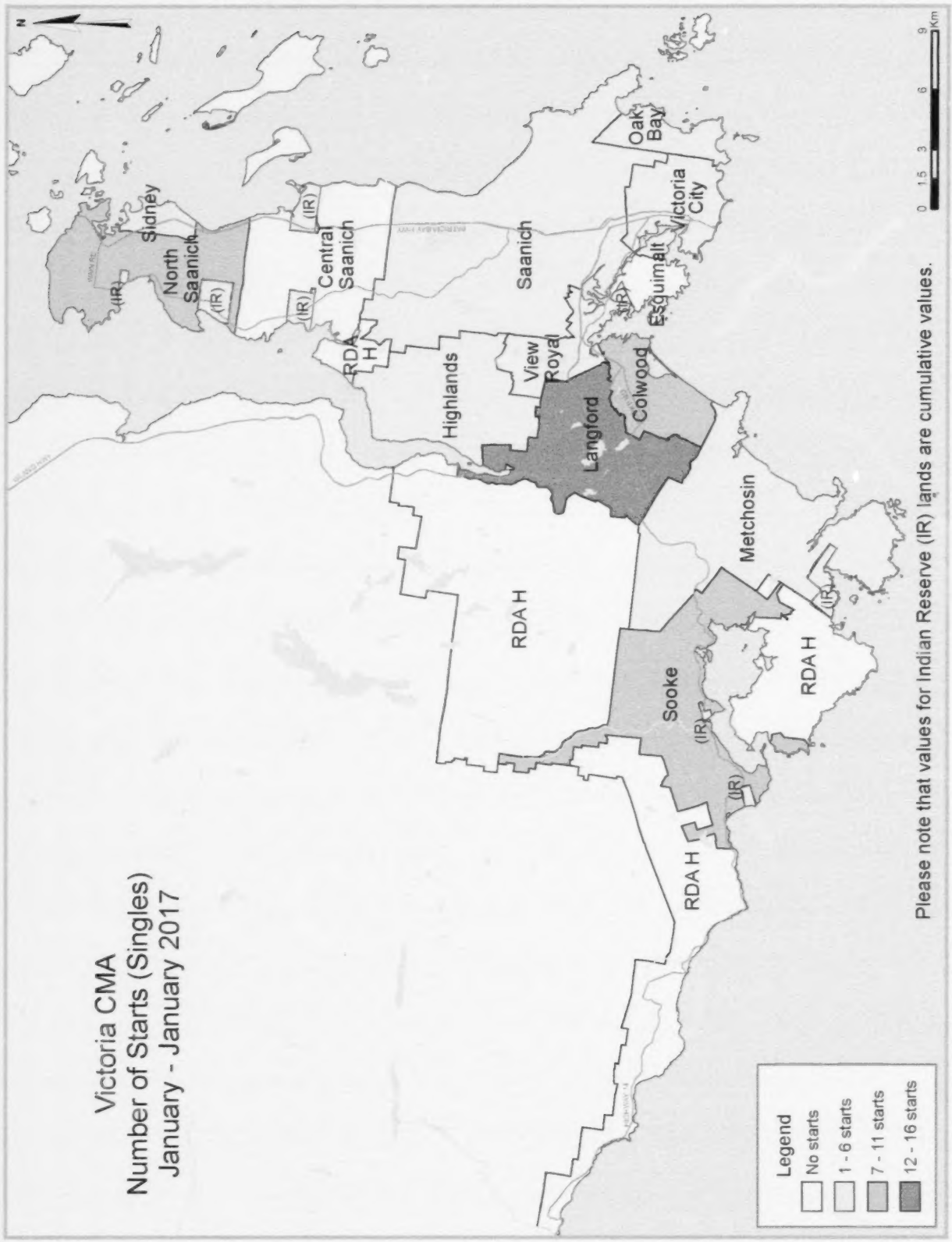
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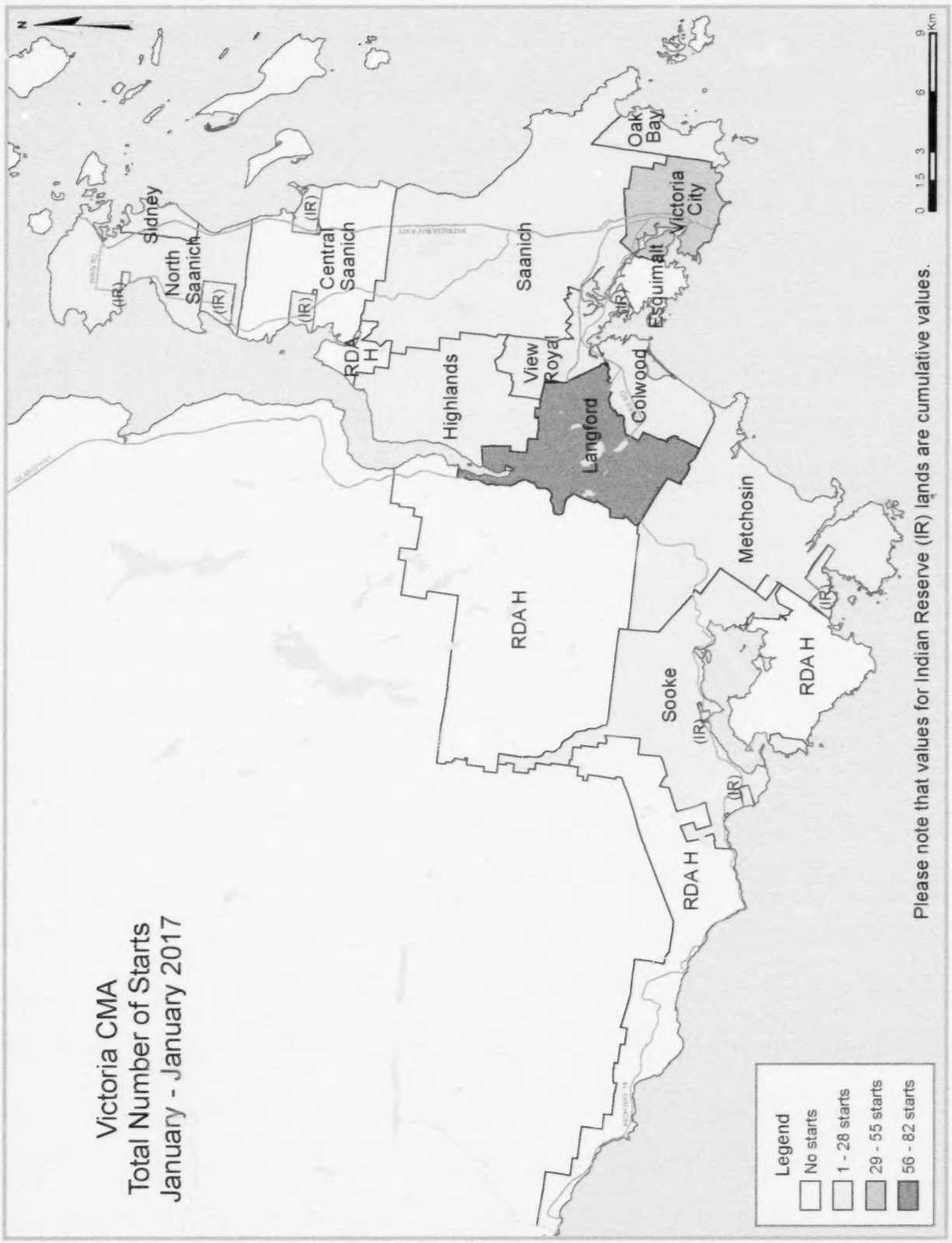
Victoria CMA
Total Number of Starts
January - January 2017
Legend
No starts
1 - 28 starts
29 - 55 starts
56 - 82 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
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Sooke
RDA H
(IR)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2017		
Victoria CMA[1]	December 2016	January 2017
Trend[2]	2,680	2,463
SAAR	2,033	2,245
	January 2016	January 2017
Actual		
January - Single-Detached	61	64
January - Multiples	76	111
January - Total	137	175
January to January - Single-Detached	61	64
January to January - Multiples	76	111
January to January - Total	137	175

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Victoria CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	54	2	0	4	8	32	6	69	175
January 2016	58	2	0	0	11	0	3	63	137
% Change	-6.9	0.0	n/a	n/a	-27.3	n/a	100.0	9.5	27.7
Year-to-date 2017	54	2	0	4	8	32	6	69	175
Year-to-date 2016	58	2	0	0	11	0	3	63	137
% Change	-6.9	0.0	n/a	n/a	-27.3	n/a	100.0	9.5	27.7
UNDER CONSTRUCTION									
January 2017	634	68	1	14	142	808	42	1,158	2,867
January 2016	498	36	0	5	117	379	11	652	1,698
% Change	27.3	88.9	n/a	180.0	21.4	113.2	**	77.6	68.8
COMPLETIONS									
January 2017	55	4	0	0	15	0	9	63	146
January 2016	39	5	0	2	14	57	1	13	131
% Change	41.0	-20.0	n/a	-100.0	7.1	-100.0	**	**	11.5
Year-to-date 2017	55	4	0	0	15	0	9	63	146
Year-to-date 2016	39	5	0	2	14	57	1	13	131
% Change	41.0	-20.0	n/a	-100.0	7.1	-100.0	**	**	11.5
COMPLETED & NOT ABSORBED									
January 2017	15	1	0	1	8	19	n/a	n/a	44
January 2016	38	8	0	0	41	169	n/a	n/a	256
% Change	-60.5	-87.5	n/a	n/a	-80.5	-88.8	n/a	n/a	-82.8
ABSORBED									
January 2017	60	4	0	0	18	5	n/a	n/a	87
January 2016	35	5	0	2	17	37	n/a	n/a	96
% Change	71.4	-20.0	n/a	-100.0	5.9	-86.5	n/a	n/a	-9.4
Year-to-date 2017	60	4	0	0	18	5	n/a	n/a	87
Year-to-date 2016	35	5	0	2	17	37	n/a	n/a	96
% Change	71.4	-20.0	n/a	-100.0	5.9	-86.5	n/a	n/a	-9.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Victoria City									
January 2017	1	0	0	0	0	32	0	1	34
January 2016	3	2	0	0	6	0	0	1	12
Oak Bay									
January 2017	4	0	0	0	0	0	0	0	4
January 2016	2	0	0	0	0	0	0	0	2
Esquimalt									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	1	0	0	0	0	0	0	0	1
Saanich									
January 2017	5	0	0	0	0	0	0	3	8
January 2016	10	0	0	0	0	0	0	49	59
Central Saanich									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	5	0	0	0	0	0	0	4	9
North Saanich									
January 2017	6	0	0	4	0	0	1	2	13
January 2016	1	0	0	0	0	0	0	0	1
Sidney									
January 2017	3	0	0	0	0	0	0	1	4
January 2016	7	0	0	0	0	0	0	1	8
View Royal									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	1	0	0	0	5	0	0	0	6
Reg. Dist. Area H									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	1	0	0	0	0	0	0	1	2
Highlands									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	0	0	0	0	0	0	0	0	0
Langford									
January 2017	16	2	0	0	4	0	0	60	82
January 2016	15	0	0	0	0	0	0	7	22
Colwood									
January 2017	7	0	0	0	4	0	0	0	11
January 2016	10	0	0	0	0	0	0	0	10
Metchosin									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	0	0	0	0	0	0	0	0	0
Sooke									
January 2017	8	0	0	0	0	0	0	2	10
January 2016	2	0	0	0	0	0	0	0	2
First Nations									
January 2017	0	0	0	0	0	0	5	0	5
January 2016	0	0	0	0	0	0	3	0	3
Victoria CMA									
January 2017	54	2	0	4	8	32	6	69	175
January 2016	58	2	0	0	11	0	3	63	137

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Victoria City									
January 2017	34	8	0	2	13	456	0	648	1,161
January 2016	23	10	0	0	22	130	1	414	600
Oak Bay									
January 2017	40	0	0	0	0	0	0	0	40
January 2016	31	0	0	0	0	0	0	0	31
Esquimalt									
January 2017	4	0	0	1	6	0	0	1	12
January 2016	7	2	0	0	0	0	0	1	10
Saanich									
January 2017	109	0	1	0	14	191	0	105	420
January 2016	76	4	0	3	0	14	1	113	211
Central Saanich									
January 2017	17	0	0	0	0	0	0	56	73
January 2016	21	8	0	0	0	0	0	60	89
North Saanich									
January 2017	32	2	0	8	3	0	2	8	55
January 2016	24	0	0	0	0	0	0	0	24
Sidney									
January 2017	27	16	0	0	0	17	0	2	62
January 2016	26	6	0	0	7	49	1	3	92
View Royal									
January 2017	11	12	0	0	0	0	0	0	23
January 2016	5	2	0	0	32	43	0	1	83
Reg. Dist. Area H									
January 2017	21	0	0	0	0	0	0	1	22
January 2016	24	0	0	0	0	0	0	1	25
Highlands									
January 2017	27	0	0	0	0	0	0	0	27
January 2016	5	0	0	0	0	0	0	0	5
Langford									
January 2017	167	24	0	0	80	108	0	314	693
January 2016	184	4	0	0	46	55	1	54	344
Colwood									
January 2017	69	0	0	2	13	33	0	0	117
January 2016	33	0	0	1	3	56	0	3	96
Metchosin									
January 2017	7	0	0	0	0	0	0	0	7
January 2016	7	0	0	0	0	0	0	0	7
Sooke									
January 2017	69	6	0	1	13	3	0	23	115
January 2016	32	0	0	1	7	32	0	2	74
First Nations									
January 2017	0	0	0	0	0	0	40	0	40
January 2016	0	0	0	0	0	0	7	0	7
Victoria CMA									
January 2017	634	68	1	14	142	808	42	1,158	2,867
January 2016	498	36	0	5	117	379	11	652	1,698

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Victoria City									
January 2017	1	2	0	0	0	0	0	11	14
January 2016	0	2	0	0	0	57	0	0	59
Oak Bay									
January 2017	4	0	0	0	0	0	0	0	4
January 2016	2	0	0	0	0	0	0	0	2
Esquimalt									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	1	0	0	0	0	0	0	0	1
Saanich									
January 2017	8	0	0	0	0	0	8	39	55
January 2016	7	0	0	1	4	0	0	4	16
Central Saanich									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	1	0	1
North Saanich									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	3	0	0	0	0	0	0	0	3
Sidney									
January 2017	1	2	0	0	0	0	0	1	4
January 2016	0	0	0	0	0	0	0	1	1
View Royal									
January 2017	0	0	0	0	7	0	0	0	7
January 2016	0	0	0	0	0	0	0	0	0
Reg. Dist. Area H									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	4	0	0	0	0	0	0	0	4
Highlands									
January 2017	4	0	0	0	0	0	0	0	4
January 2016	1	0	0	0	0	0	0	0	1
Langford									
January 2017	28	0	0	0	8	0	0	12	48
January 2016	12	1	0	0	4	0	0	5	22
Colwood									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	1	2	0	0	4	0	0	1	8
Metchosin									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	0	0	0	0	0	0	0	0	0
Sooke									
January 2017	1	0	0	0	0	0	1	0	2
January 2016	8	0	0	1	2	0	0	2	13
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Victoria CMA									
January 2017	55	4	0	0	15	0	9	63	146
January 2016	39	5	0	2	14	57	1	13	131

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Victoria City									
January 2017	0	0	0	0	4	6	n/a	n/a	10
January 2016	3	2	0	0	12	65	n/a	n/a	82
Oak Bay									
January 2017	1	0	0	0	0	7	n/a	n/a	8
January 2016	0	0	0	0	0	7	n/a	n/a	7
Esquimalt									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	2	0	0	6	0	n/a	n/a	8
Saanich									
January 2017	3	0	0	1	0	0	n/a	n/a	4
January 2016	2	0	0	0	0	45	n/a	n/a	47
Central Saanich									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	2	0	0	0	0	0	n/a	n/a	2
North Saanich									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	1	0	0	0	0	0	n/a	n/a	1
Sidney									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	2	0	n/a	n/a	2
View Royal									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	13	n/a	n/a	13
Reg. Dist. Area H									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	7	0	0	0	0	0	n/a	n/a	7
Highlands									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	0	0	0	0	0	0	n/a	n/a	0
Langford									
January 2017	5	1	0	0	4	0	n/a	n/a	10
January 2016	17	1	0	0	5	33	n/a	n/a	56
Colwood									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	1	0	0	1	0	n/a	n/a	2
Metchosin									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Sooke									
January 2017	2	0	0	0	0	6	n/a	n/a	8
January 2016	6	2	0	0	15	6	n/a	n/a	29
First Nations									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Victoria CMA									
January 2017	15	1	0	1	8	19	n/a	n/a	44
January 2016	38	8	0	0	41	169	n/a	n/a	256

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Victoria City									
January 2017	1	2	0	0	0	5	n/a	n/a	8
January 2016	1	2	0	0	0	21	n/a	n/a	24
Oak Bay									
January 2017	4	0	0	0	0	0	n/a	n/a	4
January 2016	4	0	0	0	0	0	n/a	n/a	4
Esquimalt									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	1	0	0	0	3	0	n/a	n/a	4
Saanich									
January 2017	7	0	0	0	0	0	n/a	n/a	7
January 2016	7	0	0	1	0	5	n/a	n/a	13
Central Saanich									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	1	0	0	0	0	n/a	n/a	1
North Saanich									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	3	0	0	0	0	0	n/a	n/a	3
Sidney									
January 2017	2	2	0	0	0	0	n/a	n/a	4
January 2016	0	0	0	0	0	0	n/a	n/a	0
View Royal									
January 2017	0	0	0	0	7	0	n/a	n/a	7
January 2016	0	0	0	0	0	2	n/a	n/a	2
Reg. Dist. Area H									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	0	0	0	0	0	0	n/a	n/a	0
Highlands									
January 2017	4	0	0	0	0	0	n/a	n/a	4
January 2016	1	0	0	0	0	0	n/a	n/a	1
Langford									
January 2017	31	0	0	0	11	0	n/a	n/a	42
January 2016	10	1	0	0	7	9	n/a	n/a	27
Colwood									
January 2017	4	0	0	0	0	0	n/a	n/a	4
January 2016	1	1	0	0	3	0	n/a	n/a	5
Metchosin									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	0	0	0	0	0	0	n/a	n/a	0
Sooke									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	7	0	0	1	4	0	n/a	n/a	12
First Nations									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Victoria CMA									
January 2017	60	4	0	0	18	5	n/a	n/a	87
January 2016	35	5	0	2	17	37	n/a	n/a	96

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Victoria CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	878	96	0	10	169	681	48	1,051	2,933
% Change	31.2	57.4	n/a	100.0	26.1	64.9	**	47.4	46.1
2015	669	61	0	5	134	413	13	713	2,008
% Change	33.3	13.0	n/a	-66.7	3.9	50.7	-61.8	132.2	52.7
2014	502	54	0	15	129	274	34	307	1,315
% Change	3.9	8.0	n/a	15.4	59.3	-61.5	47.8	-5.2	-22.0
2013	483	50	0	13	81	711	23	324	1,685
% Change	-9.7	-37.5	-100.0	**	-25.7	16.9	15.0	-4.7	-0.9
2012	535	80	7	1	109	608	20	340	1,700
% Change	-7.4	25.0	n/a	-92.9	-43.8	19.4	-51.2	40.5	3.5
2011	578	64	0	14	194	509	41	242	1,642
% Change	-28.8	-28.9	n/a	27.3	4.3	-36.5	-66.9	157.4	-22.5
2010	812	90	0	11	186	801	124	94	2,118
% Change	27.9	42.9	n/a	37.5	84.2	**	40.9	n/a	104.8
2009	635	63	0	8	101	139	88	0	1,034
% Change	-3.9	-13.7	n/a	0.0	-44.8	-85.0	69.2	n/a	-45.7
2008	661	73	0	8	183	928	52	0	1,905
% Change	-12.8	-27.7	n/a	-78.4	-24.4	-34.3	85.7	n/a	-26.1
2007	758	101	0	37	242	1,413	28	0	2,579

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Victoria City	1	3	0	4	0	4	33	1	34	12	183.3
Oak Bay	4	2	0	0	0	0	0	0	4	2	100.0
Esquimalt	0	1	0	0	0	0	0	0	0	1	-100.0
Saanich	5	10	0	0	0	0	3	49	8	59	-86.4
Central Saanich	0	5	0	0	0	0	0	4	0	9	-100.0
North Saanich	11	1	0	0	0	0	2	0	13	1	**
Sidney	3	7	0	0	0	0	1	1	4	8	-50.0
View Royal	1	1	0	0	0	5	0	0	1	6	-83.3
Reg. Dist. Area H	0	1	0	0	0	0	0	1	0	2	-100.0
Highlands	1	0	0	0	0	0	0	0	1	0	n/a
Langford	16	15	2	0	4	0	60	7	82	22	**
Colwood	7	10	0	0	4	0	0	0	11	10	10.0
Metchosin	2	0	0	0	0	0	0	0	2	0	n/a
Sooke	8	2	0	0	0	0	2	0	10	2	**
First Nations	5	3	0	0	0	0	0	0	5	3	66.7
Victoria CMA	64	61	2	4	8	9	101	63	175	137	27.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Victoria City	1	3	0	4	0	4	33	1	34	12	183.3
Oak Bay	4	2	0	0	0	0	0	0	4	2	100.0
Esquimalt	0	1	0	0	0	0	0	0	0	1	-100.0
Saanich	5	10	0	0	0	0	3	49	8	59	-86.4
Central Saanich	0	5	0	0	0	0	0	4	0	9	-100.0
North Saanich	11	1	0	0	0	0	2	0	13	1	**
Sidney	3	7	0	0	0	0	1	1	4	8	-50.0
View Royal	1	1	0	0	0	5	0	0	1	6	-83.3
Reg. Dist. Area H	0	1	0	0	0	0	0	1	0	2	-100.0
Highlands	1	0	0	0	0	0	0	0	1	0	n/a
Langford	16	15	2	0	4	0	60	7	82	22	**
Colwood	7	10	0	0	4	0	0	0	11	10	10.0
Metchosin	2	0	0	0	0	0	0	0	2	0	n/a
Sooke	8	2	0	0	0	0	2	0	10	2	**
First Nations	5	3	0	0	0	0	0	0	5	3	66.7
Victoria CMA	64	61	2	4	8	9	101	63	175	137	27.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Victoria City	0	4	0	0	32	0	1	1
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	0	3	49
Central Saanich	0	0	0	0	0	0	0	4
North Saanich	0	0	0	0	0	0	2	0
Sidney	0	0	0	0	0	0	1	1
View Royal	0	5	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	1
Highlands	0	0	0	0	0	0	0	0
Langford	4	0	0	0	0	0	60	7
Colwood	4	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Victoria CMA	8	9	0	0	32	0	69	63

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Victoria City	0	4	0	0	32	0	1	1
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	0	3	49
Central Saanich	0	0	0	0	0	0	0	4
North Saanich	0	0	0	0	0	0	2	0
Sidney	0	0	0	0	0	0	1	1
View Royal	0	5	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	1
Highlands	0	0	0	0	0	0	0	0
Langford	4	0	0	0	0	0	60	7
Colwood	4	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Victoria CMA	8	9	0	0	32	0	69	63

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Victoria City	1	5	32	6	1	1	34	12
Oak Bay	4	2	0	0	0	0	4	2
Esquimalt	0	1	0	0	0	0	0	1
Saanich	5	10	0	0	3	49	8	59
Central Saanich	0	5	0	0	0	4	0	9
North Saanich	6	1	4	0	3	0	13	1
Sidney	3	7	0	0	1	1	4	8
View Royal	1	1	0	5	0	0	1	6
Reg. Dist. Area H	0	1	0	0	0	1	0	2
Highlands	1	0	0	0	0	0	1	0
Langford	18	15	4	0	60	7	82	22
Colwood	7	10	4	0	0	0	11	10
Metchosin	2	0	0	0	0	0	2	0
Sooke	8	2	0	0	2	0	10	2
First Nations	0	0	0	0	5	3	5	3
Victoria CMA	56	60	44	11	75	66	175	137

Table 2.5: Starts by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Victoria City	1	5	32	6	1	1	34	12
Oak Bay	4	2	0	0	0	0	4	2
Esquimalt	0	1	0	0	0	0	0	1
Saanich	5	10	0	0	3	49	8	59
Central Saanich	0	5	0	0	0	4	0	9
North Saanich	6	1	4	0	3	0	13	1
Sidney	3	7	0	0	1	1	4	8
View Royal	1	1	0	5	0	0	1	6
Reg. Dist. Area H	0	1	0	0	0	1	0	2
Highlands	1	0	0	0	0	0	1	0
Langford	18	15	4	0	60	7	82	22
Colwood	7	10	4	0	0	0	11	10
Metchosin	2	0	0	0	0	0	2	0
Sooke	8	2	0	0	2	0	10	2
First Nations	0	0	0	0	5	3	5	3
Victoria CMA	56	60	44	11	75	66	175	137

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Victoria City	1	0	2	2	0	0	11	57	14	59	-76.3
Oak Bay	4	2	0	0	0	0	0	0	4	2	100.0
Esquimalt	0	1	0	0	0	0	0	0	0	1	-100.0
Saanich	8	8	0	0	8	4	39	4	55	16	**
Central Saanich	0	1	0	0	0	0	0	0	0	1	-100.0
North Saanich	2	3	0	0	0	0	0	0	2	3	-33.3
Sidney	1	0	2	0	0	0	1	1	4	1	**
View Royal	0	0	4	0	3	0	0	0	7	0	n/a
Reg. Dist. Area H	2	4	0	0	0	0	0	0	2	4	-50.0
Highlands	4	1	0	0	0	0	0	0	4	1	**
Langford	28	12	0	1	8	4	12	5	48	22	118.2
Colwood	3	1	0	2	0	4	0	1	3	8	-62.5
Metchosin	1	0	0	0	0	0	0	0	1	0	n/a
Sooke	2	9	0	2	0	0	0	2	2	13	-84.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Victoria CMA	56	42	8	7	19	12	63	70	146	131	11.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Victoria City	1	0	2	2	0	0	11	57	14	59	-76.3
Oak Bay	4	2	0	0	0	0	0	0	4	2	100.0
Esquimalt	0	1	0	0	0	0	0	0	0	1	-100.0
Saanich	8	8	0	0	8	4	39	4	55	16	**
Central Saanich	0	1	0	0	0	0	0	0	0	1	-100.0
North Saanich	2	3	0	0	0	0	0	0	2	3	-33.3
Sidney	1	0	2	0	0	0	1	1	4	1	**
View Royal	0	0	4	0	3	0	0	0	7	0	n/a
Reg. Dist. Area H	2	4	0	0	0	0	0	0	2	4	-50.0
Highlands	4	1	0	0	0	0	0	0	4	1	**
Langford	28	12	0	1	8	4	12	5	48	22	118.2
Colwood	3	1	0	2	0	4	0	1	3	8	-62.5
Metchosin	1	0	0	0	0	0	0	0	1	0	n/a
Sooke	2	9	0	2	0	0	0	2	2	13	-84.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Victoria CMA	56	42	8	7	19	12	63	70	146	131	11.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Victoria City	0	0	0	0	0	57	11	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	4	8	0	0	0	39	4
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	1	1
View Royal	3	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	8	4	0	0	0	0	12	5
Colwood	0	4	0	0	0	0	0	1
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Victoria CMA	11	12	8	0	0	57	63	13

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Victoria City	0	0	0	0	0	57	11	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	4	8	0	0	0	39	4
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	1	1
View Royal	3	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	8	4	0	0	0	0	12	5
Colwood	0	4	0	0	0	0	0	1
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Victoria CMA	11	12	8	0	0	57	63	13

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Victoria City	3	2	0	57	11	0	14	59
Oak Bay	4	2	0	0	0	0	4	2
Esquimalt	0	1	0	0	0	0	0	1
Saanich	8	7	0	5	47	4	55	16
Central Saanich	0	0	0	0	0	1	0	1
North Saanich	2	3	0	0	0	0	2	3
Sidney	3	0	0	0	1	1	4	1
View Royal	0	0	7	0	0	0	7	0
Reg. Dist. Area H	2	4	0	0	0	0	2	4
Highlands	4	1	0	0	0	0	4	1
Langford	28	13	8	4	12	5	48	22
Colwood	3	3	0	4	0	1	3	8
Metchosin	1	0	0	0	0	0	1	0
Sooke	1	8	0	3	1	2	2	13
First Nations	0	0	0	0	0	0	0	0
Victoria CMA	59	44	15	73	72	14	146	131

Table 3.5: Completions by Submarket and by Intended Market January - January 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Victoria City	3	2	0	57	11	0	14	59
Oak Bay	4	2	0	0	0	0	4	2
Esquimalt	0	1	0	0	0	0	0	1
Saanich	8	7	0	5	47	4	55	16
Central Saanich	0	0	0	0	0	1	0	1
North Saanich	2	3	0	0	0	0	2	3
Sidney	3	0	0	0	1	1	4	1
View Royal	0	0	7	0	0	0	7	0
Reg. Dist. Area H	2	4	0	0	0	0	2	4
Highlands	4	1	0	0	0	0	4	1
Langford	28	13	8	4	12	5	48	22
Colwood	3	3	0	4	0	1	3	8
Metchosin	1	0	0	0	0	0	1	0
Sooke	1	8	0	3	1	2	2	13
First Nations	0	0	0	0	0	0	0	0
Victoria CMA	59	44	15	73	72	14	146	131

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $549,999		$550,000 - $699,999		$700,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria City													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Oak Bay													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	2,374,950
January 2016	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	2,236,688
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	2,374,950
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	2,236,688
Esquimalt													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Saanich													
January 2017	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	-	1,177,086
January 2016	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	-	1,222,338
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	-	1,177,086
Year-to-date 2016	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	-	1,222,338
Central Saanich													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
North Saanich													
January 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
January 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Sidney													
January 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
View Royal													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Reg. Dist. Area H													
January 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $549,999		$550,000 - $699,999		$700,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
January 2017	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	839,925
January 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	839,925
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Langford													
January 2017	0	0.0	4	12.9	13	41.9	12	38.7	2	6.5	31	685,000	732,403
January 2016	3	30.0	3	30.0	4	40.0	0	0.0	0	0.0	10	547,500	502,017
Year-to-date 2017	0	0.0	4	12.9	13	41.9	12	38.7	2	6.5	31	685,000	732,403
Year-to-date 2016	3	30.0	3	30.0	4	40.0	0	0.0	0	0.0	10	547,500	502,017
Colwood													
January 2017	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	687,450
January 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	687,450
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Metchosin													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Sooke													
January 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
January 2016	1	12.5	4	50.0	2	25.0	1	12.5	0	0.0	8	-	536,541
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	1	12.5	4	50.0	2	25.0	1	12.5	0	0.0	8	-	536,541
First Nations													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Victoria CMA													
January 2017	1	1.7	6	10.0	16	26.7	23	38.3	14	23.3	60	782,500	941,547
January 2016	4	10.8	7	18.9	10	27.0	8	21.6	8	21.6	37	650,000	922,724
Year-to-date 2017	1	1.7	6	10.0	16	26.7	23	38.3	14	23.3	60	782,500	941,547
Year-to-date 2016	4	10.8	7	18.9	10	27.0	8	21.6	8	21.6	37	650,000	922,724

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2017						
Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Victoria City	-	-	n/a	-	-	n/a
Oak Bay	2,374,950	2,236,688	6.2	2,374,950	2,236,688	6.2
Esquimalt	-	-	n/a	-	-	n/a
Saanich	1,177,086	1,222,338	-3.7	1,177,086	1,222,338	-3.7
Central Saanich	-	-	n/a	-	-	n/a
North Saanich	-	-	n/a	-	-	n/a
Sidney	-	-	n/a	-	-	n/a
View Royal	-	-	n/a	-	-	n/a
Reg. Dist. Area H	-	-	n/a	-	-	n/a
Highlands	839,925	-	n/a	839,925	-	n/a
Langford	732,403	502,017	45.9	732,403	502,017	45.9
Colwood	687,450	-	n/a	687,450	-	n/a
Metchosin	-	-	n/a	-	-	n/a
Sooke	-	536,541	n/a	-	536,541	n/a
First Nations	-	-	n/a	-	-	n/a
Victoria CMA	941,547	922,724	2.0	941,547	922,724	2.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Victoria

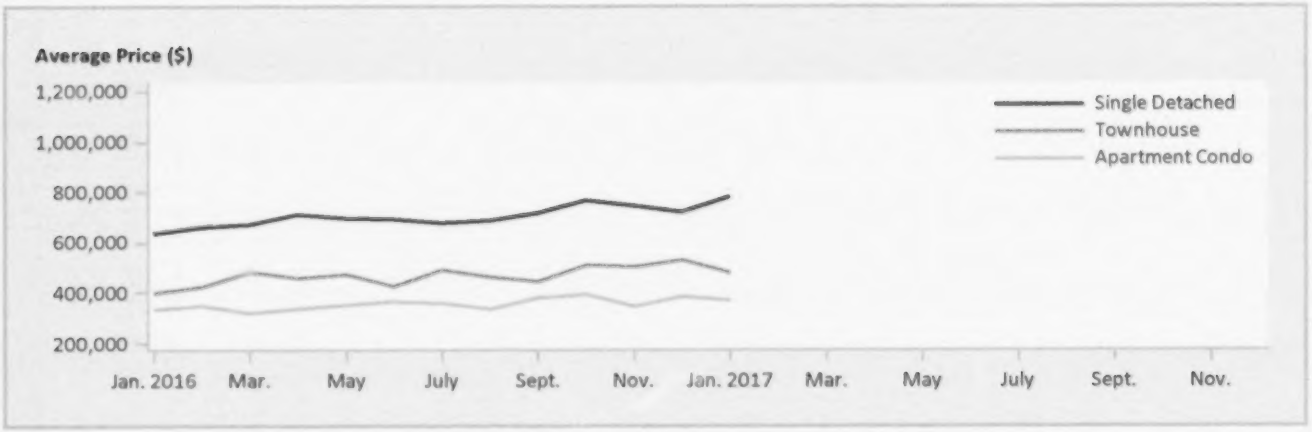


Figure 5.2: MLS® Residential Sales for Victoria

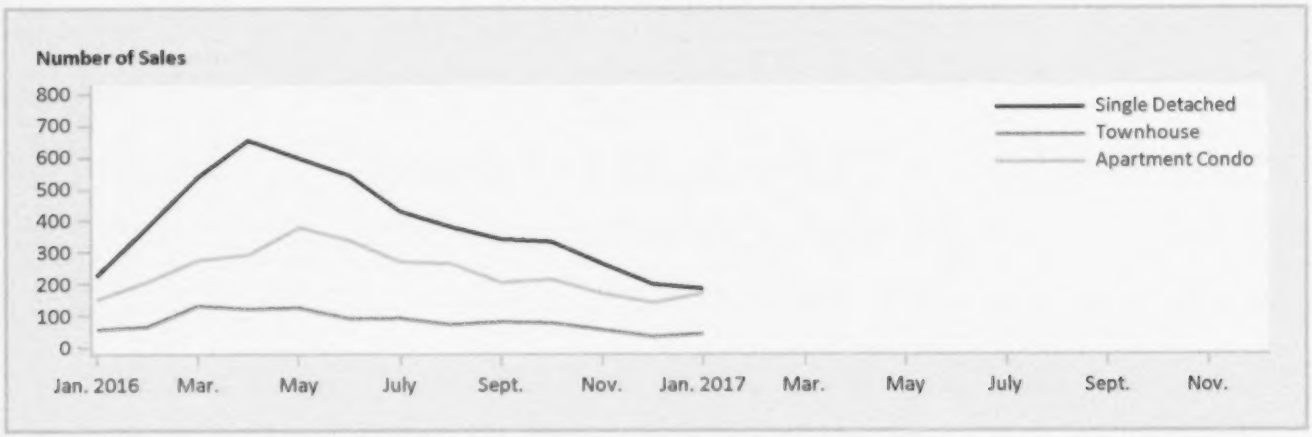
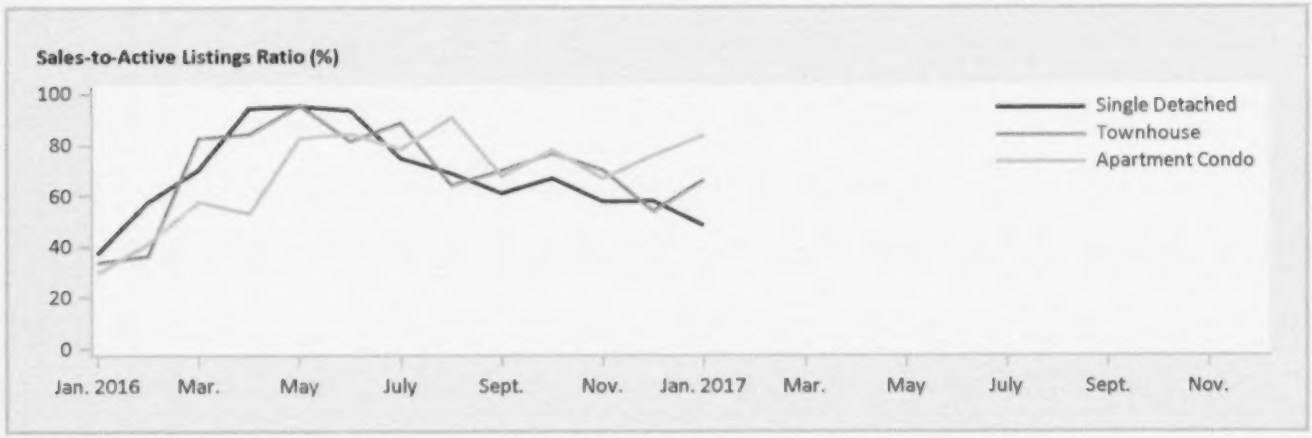


Figure 5.3: MLS® Residential Sales- to- Active Listings Ratio for Victoria



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Victoria Real Estate Board (VREB)
Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manufactured homes.

Table 6: Economic Indicators
January 2017

		Interest Rates			NHPI, Total, Victoria CMA 2007=100	CPI, 2002 =100	Victoria Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	82.8	118.9	182	5.8	63.3	896
	February	561	3.14	4.64	83.0	119.1	182	5.8	63.2	914
	March	561	3.14	4.64	83.0	120.0	181	6.0	63.0	920
	April	561	3.14	4.64	83.7	120.0	180	6.1	62.6	922
	May	561	3.14	4.64	84.6	121.0	181	5.6	62.5	920
	June	561	3.14	4.64	84.9	121.3	182	5.2	62.5	918
	July	567	3.14	4.74	85.6	121.7	184	4.7	62.8	912
	August	567	3.14	4.74	85.6	121.8	185	4.7	63.2	907
	September	561	3.14	4.64	86.0	121.5	187	4.7	63.7	908
	October	561	3.14	4.64	86.7	121.3	187	5.0	63.9	919
	November	561	3.14	4.64	87.0	120.9	188	5.0	64.0	916
	December	561	3.14	4.64	87.0	121.0	187	5.0	63.7	911
2017	January	561	3.14	4.64		121.6	187	4.6	63.5	897
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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